

RESOLUTION 2014-9

WHEREAS the City Council of the City of Gothenburg (the "City"), Dawson County, Nebraska, deems it appropriate to sell and dispose of real estate owned by the City described hereafter; and

WHEREAS, the City Council of the City of Gothenburg, Dawson County, Nebraska, has determined the value thereof to be less than \$5000;

WHEREAS, such property is currently encumbered by a lease of such property and will be sold subject to said lease as described herein;

NOW THEREFORE, BE IT RESOLVED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, DAWSON COUNTY, NEBRASKA AS FOLLOWS:

Section 1. The following property is owned by the City and subject to a 30 year lease in favor of Central Nebraska Seed & Chemical Company, a Nebraska corporation, to wit:

The real property shown on attached Exhibit "A"

Section 2. Pursuant to §17-503.01 The City Council of the City of Gothenburg, Nebraska, has determined that the total fair market value value of the real estate described in Section 1 of this Resolution is less than \$5000.00, in as much as the same is encumbered by a 30 year lease and subject to annual rents of \$100 per year.

Section 3: The City of Gothenburg will accept written offers to purchase said real estate together with a cashier's check in the amount of the purchase price offered therefore, and subject to the terms of sale set forth herein. Said written offer to purchase and cashiers check shall be delivered to the office of the Gothenburg City Clerk at her office at City Hall in the City of Gothenburg, on or before 4:00 P.M. July 1, 2014.

Section 5. All property shall be sold "as is" without warranties of any kind expressed or implied, and subject to all leases, conditions and impediments thereon.

Section 6. The City of Gothenburg fully reserves the right to reject any or all bids for any reason or no reason.

Section 7. The City Clerk is directed to post public notice of sale as set forth in this resolution in three public places prior to June 19, 2014.

Section 8. Confirmation of the sale of said real estate shall be by the passage of an ordinance conveying said real estate to the purchaser thereof by quitclaim deed.

Passed and approved this 17th day of June, 2014.

CITY OF GOTHENBURG,
DAWSON COUNTY, NEBRASKA

BY Joyce E. Hudson
Joyce Hudson, Mayor

ATTEST:

Connie L. Dalrymple
Connie Dalrymple, City Clerk

APPROVED AS TO FORM:

Michael L. Bacon, City Attorney

Offer to Purchase

CNSC Holding Company, L.L.C., a Nebraska limited liability company hereby offers to purchase the following described real estate from the City of Gothenburg, Nebraska, to wit:

A TRACT OF LAND IN THE EAST ONE-HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO A FOUND 1/2" REBAR BEING THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 00 DEGREES, 21 MINUTES, 26 SECONDS WEST, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 242.45 FEET; THENCE NORTH 89 DEGREES, 38 MINUTES, 34 SECONDS WEST, A DISTANCE OF 748.00 FEET, TO A FOUND 5/8" REBAR; THENCE NORTH 82 DEGREES, 27 MINUTES, 35 SECONDS WEST, A DISTANCE OF 119.94, TO A FOUND 5/8" REBAR; THENCE NORTH 07 DEGREES, 23 MINUTES, 49 SECONDS EAST, A DISTANCE OF 156.85 FEET, TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 38 DEGREES, 30 MINUTES, 28 SECONDS EAST, A DISTANCE OF 108.74 FEET, TO A FOUND CAPPED 5/8" REBAR AND TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES, 33 MINUTES, 11 SECONDS EAST, A DISTANCE OF 41.36 FEET, TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 82 DEGREES, 35 MINUTES, 05 SECONDS EAST, A DISTANCE OF 312.26 FEET, TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 07 DEGREES, 27 MINUTES, 54 SECONDS WEST, A DISTANCE OF 35.40 FEET, TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 82 DEGREES, 35 MINUTES, 05 SECONDS WEST, A DISTANCE OF 333.62 FEET, TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 0.26 ACRES (11,432.47 SQ. FT.) MORE OR LESS;

NEBRASKA DEPARTMENT OF AERONAUTICS

Dave Heineman
Governor

Ronnie D. Mitchell
Director



March 7, 2014

Mr. Craig Bartruff, Chairman
Gothenburg Airport Authority
PO Box 267
Gothenburg, NE 69138-0267

Subject: Quinn Field
Gothenburg, Nebraska
Property

Dear Dr. Bartruff:

This morning we met with the airport manager, Robert Mann, and discussed a variety of topics, including a proposed property exchange. We received a copy of survey detailing the tracts. Tract 1 will be exchanged for tract 2 (airport property). The tracts are equal size.

We have reviewed the proposal and did not identify any conflicts that would affect airport operations. Therefore, we have no objections to the exchange as proposed. We do request a copy of the stamped deeds for our property files.

Sincerely,
DEPARTMENT OF AERONAUTICS

Anna Lannin, P.E.
Planning & Programming

Enclosures

Main Office

Mailing Address
P.O. Box 82088
Lincoln, Nebraska 68501
402.471.2371
402.471.2906 fax

Office Location

3431 Aviation Road Suite 150
Lincoln, Nebraska 68524

www.aero.state.ne.us

Navigational Aids Office

Kearney Municipal Airport
5065 Airport Road
Kearney, Nebraska 68847
308.865.5696
fax 308.865.5697



City of Gothenburg

409 9th Street

Gothenburg, NE 69138

(308) 537-3677 (308) 537-3668

www.ci.gothenburg.ne.us/



JOYCE HUDSON,
MAYOR
CONNIE L. DALRYMPLE,
CLERK
BRUCE CLYMER,
CITY ADMINISTRATOR
bclymer@cityofgothenburg.org

JEFF KENNEDY, PRES.
DUANE OLIVER
TIM STRAUER
JEFF WHITING
COUNCIL MEMBERS

NOTICE OF SALE

By order of the Gothenburg Mayor and City Council, and under the authority of Resolution 2014 -9, the following property has been determined to no longer be of value to the City of Gothenburg and will be sold. Written offers to purchase and a cashier's check in the amount of the offer, written in favor of the City of Gothenburg, shall be delivered to the Gothenburg City Clerk at 409 9th Street on or before 4:00 p.m. on July 1, 2014. All offers will be considered by the Mayor and Council at their July 8 meeting. The Mayor and Council reserves the right to reject any or all offers.

Connie L. Dalrymple
City Clerk

Notice posted 6-18-14
City Hall
First State Bank
Gothenburg State Bank



We Do Business in Accordance With the
Federal Fair Housing Law

OFFICIAL SURVEY RECORD

A SURVEY OF 2 TRACTS OF LAND IN THE EAST ONE-HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT NO: D20140011

DATE: FEBRUARY 18, 2014

LEGAL DESCRIPTION (TRACT 1)

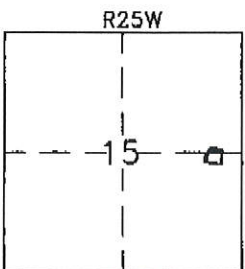
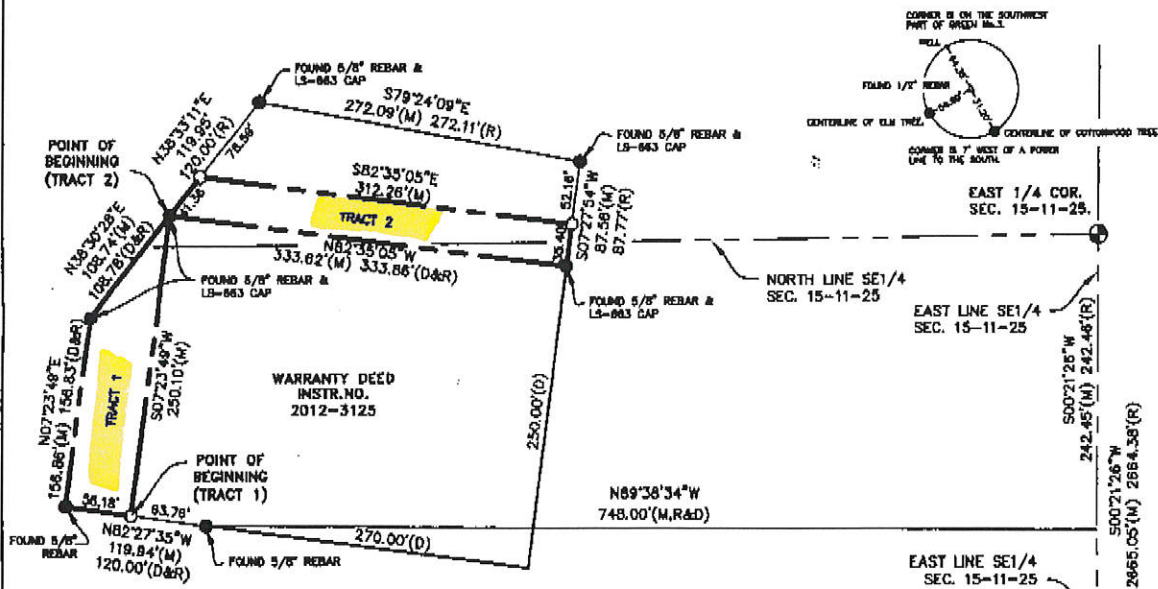
A TRACT OF LAND IN THE EAST ONE-HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO A FOUND 1/2" REBAR BEING THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 00 DEGREES, 21 MINUTES, 26 SECONDS WEST, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 242.45 FEET; THENCE NORTH 89 DEGREES, 38 MINUTES, 34 SECONDS WEST, A DISTANCE OF 748.00 FEET, TO A FOUND 5/8" REBAR; THENCE NORTH 82 DEGREES, 27 MINUTES, 35 SECONDS WEST, A DISTANCE OF 83.78 FEET, TO A SET CAPPED 5/8" REBAR AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES, 27 MINUTES, 35 SECONDS WEST, A DISTANCE OF 58.18 FEET, TO A FOUND 5/8" REBAR; THENCE NORTH 07 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 158.86 FEET, TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 38 DEGREES, 30 MINUTES, 28 SECONDS EAST, A DISTANCE OF 108.74 FEET, TO A FOUND CAPPED 5/8" REBAR; THENCE SOUTH 07 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 250.10 FEET, TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 0.26 ACRES (11,432.47 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION (TRACT 2)

A TRACT OF LAND IN THE EAST ONE-HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO A FOUND 1/2" REBAR BEING THE EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 25 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 00 DEGREES, 21 MINUTES, 26 SECONDS WEST, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 242.45 FEET; THENCE NORTH 89 DEGREES, 38 MINUTES, 34 SECONDS WEST, A DISTANCE OF 748.00 FEET, TO A FOUND 5/8" REBAR; THENCE NORTH 82 DEGREES, 27 MINUTES, 35 SECONDS WEST, A DISTANCE OF 118.84 FEET, TO A FOUND 5/8" REBAR; THENCE NORTH 07 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 158.86 FEET, TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 38 DEGREES, 30 MINUTES, 28 SECONDS EAST, A DISTANCE OF 108.74 FEET, TO A FOUND CAPPED 5/8" REBAR AND TO THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES, 33 MINUTES, 11 SECONDS EAST, A DISTANCE OF 41.34 FEET, TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 82 DEGREES, 35 MINUTES, 05 SECONDS EAST, A DISTANCE OF 312.28 FEET, TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 07 DEGREES, 27 MINUTES, 54 SECONDS WEST, A DISTANCE OF 33.40 FEET, TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 82 DEGREES, 35 MINUTES, 05 SECONDS WEST, A DISTANCE OF 333.82 FEET, TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 0.28 ACRES (11,432.47 SQ. FT.) MORE OR LESS.



| SURVEY AREA | |
|---------------------|---------------------|
| TRACT 1 | TRACT 2 |
| 0.26 A± | 0.28 A± |
| (11,432.47 SQ. FT.) | (11,432.47 SQ. FT.) |

SURVEYOR'S CERTIFICATE

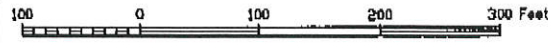
I, Mark A. Streit, a duly Registered Professional Land Surveyor under the laws of the State of Nebraska, do hereby certify that this survey was executed by me, or under my direct supervision, and that iron monuments were set at all points marked on this plan, and all distances are in feet and hundredths of a foot.

Signed this 17th day of FEBRUARY, 2014.
 Mark A. Streit, Registered Professional Land Surveyor
 Dawson County, Nebraska



- LEGEND**
- = Section & 1/4 Corner
 - = Corner Found, as indicated.
 - = Corner Set.
 - (5/8" x 24" capped Rebar)
 - (P) = Platted Distance
 - (M) = Measured Distance
 - (D) = Deeded Distance
 - (R) = Recorded Distance
- Ref.: Fieldbook J.R-2, page 16.
 Rec.: Fieldbook 88, page 55.

SCALE 1" = 100'



Connie Dalrymple

From: Mike Bacon <m Bacon@bacon-vinton.com>
Sent: Wednesday, June 04, 2014 4:58 PM
To: Connie Dalrymple; Bruce Clymer; Jeff Kennedy; Jeff Whiting; Joyce Hudson; Tim Strauser
Cc: craig.finke@cnsccompany.com
Subject: land exchange
Attachments: Airport land sale res.doc; central seed survey.pdf; dept areo letter central.pdf

Follow Up Flag: Follow up
Flag Status: Completed

All: attached is a proposed resolution for a land exchange at the airport. Central Seed & Chemical Company bought the old clubhouse site from the original golf course. In order to build their new building, they needed to cross onto airport property. The airport leased them the land shown on the survey as **tract #2**. The new building is partially on tract #2.

The lease runs for 30 years at \$100 per year. Central Seed & Chemical Company wants to trade **Tract #1** for Tract #2. To do that the city has to sell its land to Central Seed & Chemical Company. Then the city can purchase Tract #1 after the sale for an amount equal to the price paid for #2.

The **resolution would need passage, on June 17, with a notice posted for 10 days.** Then at the first meeting in July, the sale could be confirmed by passage of an ordinance.

Please call if you have any questions.

Sincerely,

Michael L. Bacon

Bacon & Vinton, L.L.C.

416 10th Street / P.O. Box 208

Gothenburg, NE 69138

Phone: (308) 537-7161

Fax: (308) 537-7162

Post notice sale, Wed

*OK post notice
city may agree to 7-8-14*

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